

## **Bevercotes Close, Newark NG24 4JT**



**GUIDE PRICE: £190,000 to £195,000.** A well presented modern three bedroom end townhouse situated a short distance from Newark town centre. In addition to the three bedrooms, the property has an excellent sized lounge, SUPERB DINING KITCHEN, ground floor cloakroom and first floor bathroom. There is allocated parking, and a good sized garden to the rear. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

**Guide Price £190,000 to £195,000**













### Situation and Amenities

The property is situated in a popular location with the convenience of town centre amenities a short distance away. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

### Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

#### Entrance Hallway

The welcoming entrance hallway has a dogleg staircase rising to the first floor and doors providing access into the cloakroom, the lounge and the dining kitchen. The hallway has a ceiling light point and a radiator.

#### Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling and also has a ceiling light point and a radiator.

#### Lounge 14' 7" x 11' 6" (4.44m x 3.50m)

This excellent sized and well proportioned reception room has windows and glazed French doors to the rear elevation looking out to and providing access to the garden. There is also a further window to the side. The focal point of the lounge is the fireplace with living flame gas fire inset and sat on a marble effect hearth. The room has cornice to the ceiling, a ceiling light point and a radiator. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard.

#### Dining Kitchen 14' 7" x 10' 1" (4.44m x 3.07m) (excluding bay window)

This fabulous dining kitchen has a bay window to the front elevation and is fitted with an excellent range of contemporary base and wall units complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven, gas hob with extractor hood above, dishwasher, larger fridge and freezer. In addition there is space and plumbing for a washing machine. The room is of sufficient size to comfortably accommodate a dining table, and has a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

#### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

#### Bedroom One 14' 7" x 10' 3" (4.44m x 3.12m) (at widest points)

A large double bedroom with two windows to the front elevation, a ceiling light point and a radiator.

#### Bedroom Two 11' 5" x 6' 4" (3.48m x 1.93m)

A further double bedroom having a window to the rear overlooking the garden, a ceiling light point and a radiator.

#### Bedroom Three 8' 9" x 8' 2" (2.66m x 2.49m) (at widest points)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

#### Bathroom 6' 2" x 5' 6" (1.88m x 1.68m)

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic wall tiling. In addition there is a ceiling light point, an extractor fan and a radiator.

Outside

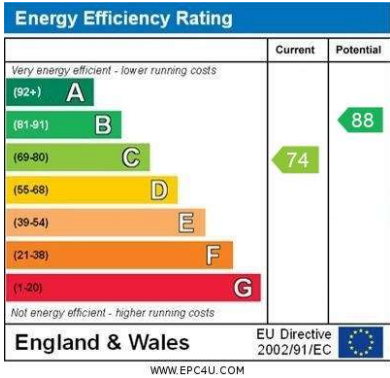
This family home sits side on and to the front is a walled border containing a number of mature shrubs, plants and trees. A footpath runs adjacent to the property and around the side to the front door and beyond to where there is gated access to the rear garden.

Rear Garden

The delightful rear garden is fully enclosed and laid primarily to lawn. There are two distinctive patio areas, one adjacent to the rear of the house and the second located at the foot of the garden. The recently installed garden shed is included within the sale. From the garden there is gated access to the allocated parking.

Council Tax

The property is in Band B.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

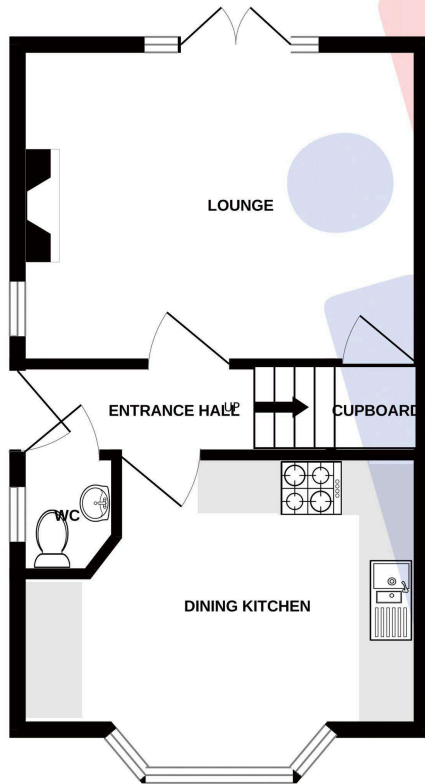
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

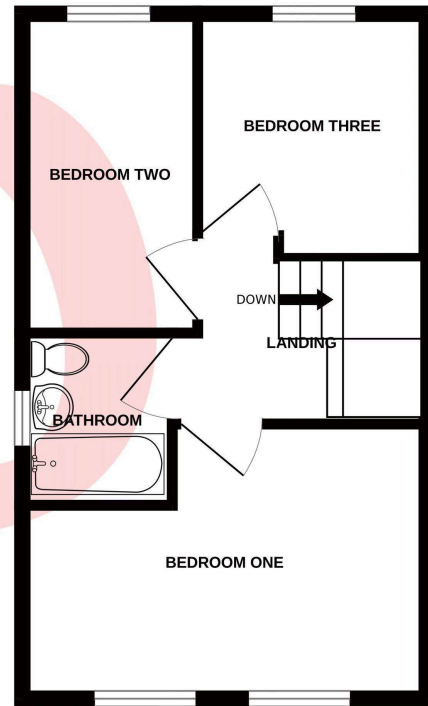
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007299 07 April 2025



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



FIRST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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